

CITY COUNCIL REPORT  
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TO: Mayor and Councilmembers

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Leadership Team

SUBJECT: Procurement Process for Job Order Contracting  
Council Chamber Roof Structure Repair Project

This report provides information regarding the City's competitive procurement process for Job Order Contracts (JOC), as well as the process staff undertook to select Loven Contracting (Loven) under the City's JOC program for repairs to the roof structure of the Council Chamber.

## DISCUSSION

### **A. JOC Procurement Process**

JOC is an alternative project delivery method utilized for certain construction related projects under \$1 million that are considered unique, indefinite quantity-type contracts that enable public agencies to accomplish multiple large and relatively complex projects during short construction seasons where rapid execution of a contract can be essential. When utilizing JOC, work can commence between 75% and 85% faster than traditional contracting methods.

The City procurement process for JOC utilizes a formal competitive Request for Statements of Qualifications (RSOQ), where JOCs are awarded based on the most qualified and experienced contractors. The City's Purchasing Section worked collaboratively with the City's Project Managers to implement a JOC program that follows Arizona Revised Statutes (Title 34). The staff identified the need for potential JOC contracts within six construction disciplines: horizontal construction, vertical construction, water/wastewater general construction, water/wastewater controls construction, landfill construction and signing and barricades.

In 2015, during the most recent JOC procurement process, the City received 47 Statement of Qualifications (SOQ) from interested contractors. An Evaluation Committee comprised of six members, evaluated all responses through the following criteria:

- A. Contractor/Team Overview, General Background & Information
- B. Company Project Management Approach
- C. Experience and Qualifications of Contractor and Key Personnel
- D. Project Approach
- E. Executive Summary of Qualifications and Experience Presented
- F. Value Added Knowledge and Experience

On July 21, 2015, the Council approved JOC contracts to a total of 17 contractors spread across the six disciplines previously identified. Loven Construction is a current JOC vendor for vertical construction.

## **B. The Selection of Loven Contracting**

On March 24, 2017, following a storm that dropped 6 to 10 inches of heavy snow, one of the City's Maintenance Technicians entered the Council Chambers, when he heard a noise, and noticed that the drywall structure under the main roof truss had buckled downward causing the drywall to protrude. The City's Facilities Superintendent immediately contacted Core Structures Group (Core Structures), a structural engineering company that had previously worked on the roof structure, to assess the damage.

On March 25, 2017, Core Structures examined the Council Chambers, specifically, the connection points of the truss above the wall damage and noted that one of the diagonal truss supports was damaged and cracks had developed in the lower cord of the truss originating in the areas of the bolts near the connection point.

City staff sought a second opinion to confirm the severity of the roof structure damage and Merrell Hubbard Engineering (Merrell) examined the connection points and truss supports [free of charge]. Merrell confirmed that the Council Chambers were unsafe and should not be occupied and the Council Chambers were closed off and secured until the appropriate repairs could be made.

During this closure, it was critical to shore the trusses and the City hired Advanced Structural Engineering (ASE) to determine the root cause of the failure, develop shoring plans and design remediation plans. The City hired Safway Shoring to begin implementing the shoring plans, due to the company's experience with other similar structural projects.

Time was of the essence for many reasons, such as closure of the Council Chambers for several months (which created logistical issues for holding Council meetings); obtaining cost figures for filing of insurance claim; timely reimbursement; and other critical factors. Therefore, there was not enough time to complete a formal competitive solicitation process, which can take as long as 3-

4 months. This created an immediate need for selecting a Contractor to begin coordinating construction efforts with both ASE and Safway Shoring.

Due to the complexity of the repairs to the Council Chamber roof structure: (1) qualification; (2) experience; and (3) skills with unique wood structures were essential in choosing a contractor. After completing the lengthy, formal, and competitive RSOQ process for the vertical construction discipline in 2015 and being placed on the JOC list, Loven was now chosen as the JOC with the most qualification, experience, and skills necessary to quickly and safely repair the Council Chambers.

In fact, one important factor the staff considered was that Loven had just successfully completed a very similar unique project repairing the wooden roof structure at the El Tovar Hotel on the South rim of the Grand Canyon. Additionally, Loven had recently worked with Safway on repairing the wooden structures at the El Tovar Hotel.

This was the process staff undertook to select Loven and successfully complete the Council Chamber roof structural repair project.

This City Council Report is for information only.